



PDF Files Software - Please purchase license.

**DATE:** February 27, 2003

**TO:** File/Record/Applicant

**FROM:** Larry M. Leaman, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA03-0006 – Site Development Permit for a temporary model home sales complex for the first sale of homes within Tracts 16342 and 16354.

Owner: Shea Homes  
Agent: Dan Hossenzadeh, Hunsaker & Associates

---

---

**I. NATURE OF PROJECT:**

The proposed project is a site development permit to establish a temporary model home sales complex for the first sale of homes in Tracts 16342 and 16354. The model complex is located at 27576 Aura Lane, Ladera Ranch, located in Planning Area 4B of the Ladera Planned Community. The project consists of three (3) model single-family homes, located on lots 32, 33, and 34, and with a temporary sales office located within the garage of the model home on lot 32 within Tract 16342. The temporary project parking lot is located on lot 31 and provides a total of ten (10) off-street parking stalls, including one (1) handicapped stall. The project also includes typical signage, trap fencing, and a maximum of 10 pennant flags. In addition, the complex includes one temporary restroom facility adjacent to the parking lot and temporary walkways leading from the off-street parking area to the model sales office.

---

---

**II. REFERENCE:** (Authority for administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code Sections 7-9-150 "Discretionary Permits and Procedures" and 9-1-136.1 "Temporary Uses and Structures", together with the Ladera Planned Community Program Text.

---

---

**III. ENVIRONMENTAL DOCUMENTATION:**

The project is Categorically Exempt (Class 3) as defined by the California Environmental Quality Act.

---

---

**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Larry M. Leaman, Director, Planning and  
Development Services Department

By: \_\_\_\_\_  
Chad Brown, Chief  
Site Planning and Consistency  
Section

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval